

Notice is hereby given to the Infill Incentive District Design Review Committee and the general public that the Infill Incentive District Design Review Committee will hold the following meeting which will be open to the public.



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# INFILL INCENTIVE DISTRICT DESIGN REVIEW COMMITTEE

Planning and Development Services • P.O. Box 27210 • Tucson, AZ 85726-7210

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## MEETING NOTICE

**Thursday December 5, 2019, 1:00 PM**

Public Works Building, 4<sup>th</sup> Floor MEDIUM Conference Room  
201 North Stone Avenue, Tucson, Arizona 85701

*For wheelchair accommodations, materials in accessible formats, and/or materials in a language other than English, please contact María Gayosso at (520) 837-6972, [specialdistricts@tucsonaz.gov](mailto:specialdistricts@tucsonaz.gov) or (520) 791-2639 for TDD, no later than Monday December 2, 2019.*

*Para solicitar acomodamiento de sillas de ruedas, materiales en formatos accesibles, y/o materiales en español, por favor comuníquese con María Gayosso al (520) 837-6972, [specialdistricts@tucsonaz.gov](mailto:specialdistricts@tucsonaz.gov), a más tardar el Lunes 2 de diciembre de 2019.*

## MEETING AGENDA

1. Call to Order / Roll Call
2. Approval of Legal Action Report of November 5, 2019 meeting **Action**
3. IID-19-13, Bawker Bawker Micro-Cidery (T19SA00429, DP19-0219) **Public Meeting**
  - a) Preliminary Staff Remarks
  - b) Project Presentation by Applicant
  - c) Design Professional Findings/Recommendations
4. IID-18-06 375 South Stone (T19SA00201, DP19-0144) **Public Meeting**
  - a) Preliminary Staff Remarks
  - b) Project Presentation by Applicant
  - c) Design Professional Findings / Recommendations
5. IID-19-05, Lewis Hotel Lofts (T19SA00161, DP19-0152) **Public Meeting**
  - a) Preliminary Staff Remarks
  - b) Project Presentation by Applicant
  - c) Design Professional Findings / Recommendations
6. Call to the Audience (Individuals may speak up to 3 minutes)
7. Future Agenda Items **Information Only**
8. Adjournment

Committee Members: Chris Gans; John Burr; Bill Viner; Eric Barrett, Fred Ronstadt (4<sup>th</sup> Ave Subdistrict only), Kathleen Ericksen (Downtown Subdistrict only); Robin Shambach.

Design Professional: Rick Gonzalez

*A quorum of the IID DRC is the Design Professional and at least two other members.*

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## MEETING AGENDA

### 1. Call to Order / Roll Call

Chris Gans  
John Burr  
Bill Viner  
Eric Barrett  
Fred Ronstadt (4<sup>th</sup> Ave Subdistrict only)  
Kathleen Ericksen (Downtown Subdistrict only)  
Robin Shambach  
Design Professional: Rick Gonzalez

### 2. Review and approval Legal Action Report for the November 5, 2019 Meeting – Action Item

### 3. Case # IID-19-13 (T19SA00429) Bawker Bawker Micro-Cidery – Public Meeting

**Related Activity #s: DP19-0219, T19PRE0179**  
**400 N. 4<sup>th</sup> Ave, C-3 Zoning, Downtown Links Subdistrict**

#### **The Applicant's Request:**

The project is to include one hard cider tap room, with one accessory room of perishable goods manufacturing, not to exceed 25% of the total building square footage. The applicant requests a variance for parking for all 64 spaces to be waived. The building will also have a new fire door on the south side of the building, exit only.

#### **The IID-DRC's Purview:**

In accordance with UDC Sections 5.12.6.B.4.c and 5.12.6.I.1, the IID-DRC reviews development projects submitted using the IID zoning option, and forwards a recommendation to the Planning & Development Services Department (PDSD) Director. The IID-DRC reviews projects for compliance with IID standards and requirements specified in UDC Section 5.12, and may also comment on other aspects of the projects. Also, per UDC Section 5.12.6.I.2, the IID-DRC may continue the item being reviewed one time, unless the applicant asks for further continuances.

### 4. Case # IID-18-06 (T19SA00338) 375 South Stone – Public Meeting

**Related Activity #s: DP19-0144, C9-19-21**  
**341, 375 S. Stone Ave, C-3/HC-3 zoning, Greater Infill Incentive Subdistrict**

The project was reviewed by the DRC as a study session on November 5, 2019.

**The Applicant's Request:**

This project is the proposed development of a new four-story mixed use building at the southwest corner of Stone Avenue and 14th Street. The proposal includes 28 one and two-bedroom condominiums, the relocated Casa Vicente restaurant, a parking lot, and two rehabilitated historic structures.

The applicant is requesting the IID-DRC to recommend for approval the following UDC modifications:

- a) **UDC 5.12.8.E – Motor vehicle parking. Total of 51 spaces is proposed.** Total required on-site parking is 100 spaces.  
The General IID design standards, UDC Section 5.12.8.E, allows for reduction of required vehicle parking pursuant to an IID Parking Plan in accordance with UDC Section 7.4.5.A. An IPP was approved on October 15, 2019 to allow for 51 on-site spaces.
- b) **UDC 5.12.9.C.1.b. – Street Perimeter Yard – Applicant is proposing 7.8' setback on the north property line and 4.8' to 0' setback on the west property line.**
- c) **UDC Section 5.12.9.C.3 – Solid waste collection. Applicant is proposing a trash compactor for solid waste. The container will be rolled to an enclosure on Russell Avenue twice a week.** The Environmental and General Services Department has approved the proposal, pending dimensions of the compactor are provided to ensure space is sufficient to house all compactor system components.
- d) **UDC Section 5.12.9.C.5 – Landscaping and Screening.** The building is set close to the north and west property lines, there is not enough room for the required landscape border. It should be noted that care will be taken to protect all existing trees and shrubs in the right-of-way and where possible, shrubs will be planted between the sidewalk and the building.

**The Design Professional's Findings/Recommendations:**

The project has been reviewed by the City's Design Professional on September 29, 2019, and has recommended approval of the project..

5. **Case # IID-19-05 (T19SA00161), Lewis Hotel Lofts** **- Public Meeting**  
**Related Activity # DP19-0152, DS19-04**  
**140 & 188 E Broadway Blvd, OCR-2 zoning**  
**Downtown Core Subdistrict, Rio Nuevo Area Overlay Zone**

On October 15, 2019, the IID-DRC reviewed and recommended approval of the original design of this project.

**The Applicant’s Request:**

The applicant is requesting the following modifications to the original design:

1. Reduction of the number of stories, from five to three;
2. Reduction of the number of apartment units from 57 to 20 (10 units per floor);
3. Elimination of lofts from the second story;
4. Addition of balconies extending out over Arizona Avenue to west facing apartments, to provide pedestrian shading and increase size of floor plates;
5. Addition of balconies to south facing apartments, to increase interior shading and increase size of floor plates;
6. Elimination of the connection to the adjacent Julian Drew building;
7. Elimination of the roof terrace of the Julian Drew building;
8. Addition of roof terrace to the Lewis Hotel Lofts building;
9. Increased retail area at the ground floor.

**The IID-DRC’s Purview:**

In accordance with UDC Sections 5.12.6.B.4.c and 5.12.6.I.1, the IID-DRC reviews development projects submitted using the IID zoning option, and forwards a recommendation to the Planning & Development Services Department (PDSD) Director. The IID-DRC reviews projects for compliance with IID standards and requirements specified in UDC Section 5.12, and may also comment on other aspects of the projects. Also, per UDC Section 5.12.6.I.2, the IID-DRC may continue the item being reviewed one time, unless the applicant asks for further continuances.

**6. Call to the Audience (Individuals may speak up to 3 minutes)**

**7. Future Agenda Items – Information Only**

**8. Adjournment**